



# Middle Floor Apartment for sale in Nueva Andalucía, Marbella

450,000 €

Reference: R5372620 Bedrooms: 4 Bathrooms: 2 Build Size: 142m<sup>2</sup> Terrace: 35m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

This spacious and bright fourth-floor apartment offers a comfortable and versatile lifestyle in one of the most sought-after areas of Nueva Andalucía. With a well-distributed layout, the property features 4 bedrooms and 2 bathrooms, one of them en suite, ensuring excellent functionality and comfort for families or residents seeking space and practicality.

The living-dining area is generous and filled with natural light, with direct access to two terraces that invite you to enjoy the Mediterranean climate. The kitchen is well equipped and offers space for a breakfast area as well as a separate utility/laundry area.

The bedrooms provide privacy and tranquility, with the master suite standing out thanks to its own private bathroom, adding extra value to the interior layout. The apartment also includes a private parking space, offering convenience and security for your vehicle.

The property is located within the Albatros V residential complex, a well-established community with a residential atmosphere and a gated children's play area for the exclusive use of its residents.

The location is another key highlight. La Campana is one of the most consolidated residential areas of Nueva Andalucía, known for its proximity to amenities such as supermarkets, restaurants, cafés, and schools, as well as its excellent access to the main road network and connections to other areas of the Costa del Sol.

It is just a few minutes' drive from Puerto Banús and Marbella, with quick access to the A-7 and AP-7 motorways, and approximately 40 minutes from Málaga-Costa del Sol Airport.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Near Mosque  
Near Church

### Setting

Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Covered  
Communal

### Energy Rating

E

### Orientation

North East

### Condition

Excellent

### Garden

Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Gas

### CO2 Emission Rating

E

### Views

Urban  
Street

### Furniture

Not Furnished

### Security

Gated Complex  
Alarm System  
Entry Phone

### Category

Golf  
Resale  
Contemporary